002.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,400 / 753,400
					USE VALUE:	753,400 / 753,400
					ASSESSED:	753,400 / 753,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALMTEER WILLIAM & JULIE B
Owner 2:	
Owner 3:	
Street 1:	112 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTAKIS SOPHIA -
Owner 2:	LIFE ESTATE -
Street 1:	112 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 1564 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	321,400		432,000	753,400
Total Card	0.092	321,400		432,000	753,400
Total Parcel	0.092	321,400		432,000	753,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.71 | /Parcel: 481.7

Legal Description

User Acct 1633

GIS Ref

GIS Ref

Insp Date 08/25/17

Entered Lot Size

Total Land:

Land Unit Type:

!163!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,500	0	4,000.	432,000	753,500	753,500	Year End Roll	12/18/2019
2019	101	FV	232,600	0	4,000.	459,000	691,600	691,600	Year End Roll	1/3/2019
2018	101	FV	232,600	0	4,000.	334,800	567,400	567,400	Year End Roll	12/20/2017
2017	101	FV	200,900	0	4,000.	291,600	492,500	492,500	Year End Roll	1/3/2017
2016	101	FV	200,900	0	4,000.	248,400	449,300	449,300	Year End	1/4/2016
2015	101	FV	192,500	0	4,000.	243,000	435,500	435,500	Year End Roll	12/11/2014
2014	101	FV	192,500	0	4,000.	199,800	392,300	392,300	Year End Roll	12/16/2013
2013	101	FV	192,500	0	4,000.	190,100	382,600	382,600		12/13/2012

PRINT

Date	Time
12/10/20	16:01:31

LAST REV

Date	Time
09/25/17	12:34:37

apro

163

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTAKIS SOPHIA	57173-207		7/21/2011	Change>Sale	340,000	No	No		
MARTAKIS SOPHIA	52541-265		4/8/2009	Family	99	No	No		
	16485-289		10/1/1985		145,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2016	926	Manual	7,400		7/5/2016			Build porch.
8/16/2011	870	Redo Bat	5,000					
8/5/2011	816	New Wind	14,000					&ENTRY DOOR & SLID

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
6/27/2012	Measured	JBS	JOHN S
4/18/2012	Info Fm Prmt	BR	B Rossignol
10/21/2011	MLS	EMK	Ellen K
1/23/2009	Meas/Inspect	294	PATRIOT
11/6/1999	Inspected	266	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
8/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1633
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32135546
Const Adj.:	0.99098992
Adj $ / SQ:	176.776
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394884
Depreciation:	73448
Depreciated Total:	321436

COMMENTS

adult was looking out window but would not open the door 5/2012.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

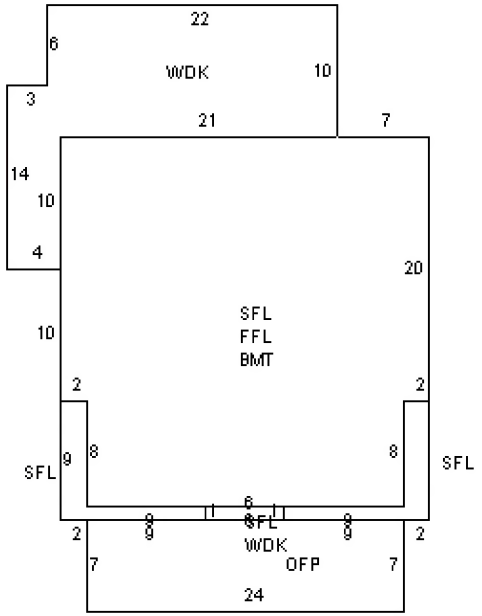
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.78
Special Features:	0	Val/Su Net:	116.36
Final Total:	321400	Val/Su SzAd	205.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	812	176.780	143,542
BMT	Basement	752	53.030	39,881
FFL	First Floor	752	176.780	132,935
WDK	Deck	278	9.510	2,644
OFP	Open Porch	168	26.080	4,382

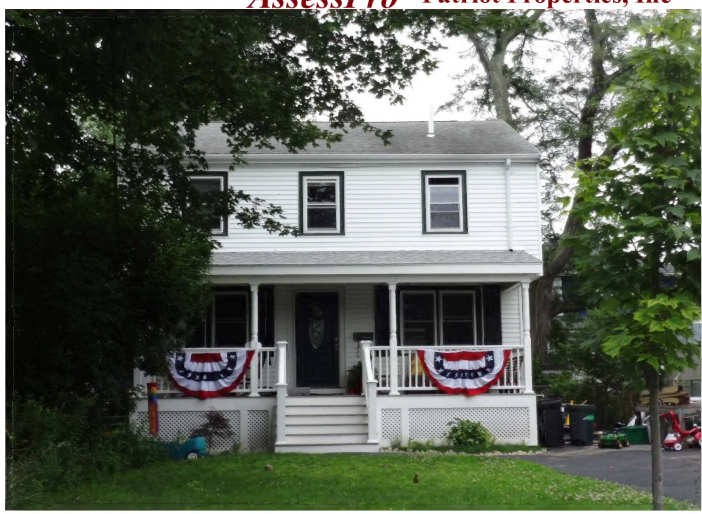
Net Sketched Area:	2,762			Total:	323,384
Size Ad	1564	Gross Are	2762	FinArea	1564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	